

Planner Wolff noticed a Public Discussion at 6:00 p.m. prior to the regular Plan Commission. The public discussion was regarding Articles 2 and 3 of the Proposed Zoning Ordinance. No one was present besides plan commission members, Alderman Retha Elston and Alderman John Stauter.

On Thursday, April 17, 2014, at 7:06 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Bob Conklin, Karen Chevalier, Rene Morris, Steve Munson and Rick Andersen. Absent: Eric Larson, Mike Mellott and Rene Morris.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Manager Scott Shumard and Assistant City Clerk Monique Castillo.

Karen Chevalier made a motion to approve the March 20, 2014 minutes as presented. The motion was seconded by Rick Andersen. Voting: Ayes – Conklin, Chevalier, Munson and Andersen. Nays – None. Motion carried.

Munson asked Wolff to address the Zoning Ordinance Calendar and the Overview of Article 2. Wolff explained time is not sensitive in these reviews, the calendar is a guide and is subject to change according to each section, where some sections may take longer to review than others. Wolff also explained the plans for each section will be sent in advance, nothing is going to be “set in stone”, ok to revisit sections as needed.

Wolff addressed the Overview of Article 3. He explained the goal behind district names is to diffuse the number system and allow for a better understanding of the zoning areas to make it user friendly. Munson likes the change and encourages the verbiage be uniform throughout the document.

Discussion of Article 3 continued. The following sections were reviewed in detail:

Sec 102-303(4): District boundaries. Allowance to rezone portions of property. Define intended use and utilize good neighbor policy.

Sec 102-310(3iii): Purpose statements nonresidential (business) districts. Chevalier pointed out the section states pedestrian friendly and questioned if it will be biker friendly as well. Wolff explained that is addressed in a separate section. This section is to cover more of the land use regulations and what will be allowed in the districts.

Sec 102-314(b): Land use regulations. Wolff encouraged members of the board to take the time to review this section in depth and take into account scale, intensity, traffic, and noise concerns.

Sec 102-317: Matrix of land uses. Indicates land uses and activities permitted. Goal here is to be legal and conforming. Restrictive setbacks to do not allow property owners to better their properties or community.

Sec 102-321(b): Lot requirements. Land is land.

Sec 102-328: Discontinuance of use. It was discussed this section should see no change but with nonconforming use legal verbiage should be included. Wolff suggested this section be flagged for Attorney Coplan to review. Regarding (b2) this is the standard state statute.

Sec 102-329: Standards and regulations for temporary uses. This section is all new and conforming.

Sec 102-333(b): Special planning zoning districts/Planned development district. Main concern was this section was limited and spells out for petitioners to warrant guidelines.

Sec 102-334: Zoning overlay districts. This section allows for additional rights for churches, water towers and similar facilities. For example, American Water Company wants to build a new site in a residential area as it is the best place for a water tower. Board is to review this section at the next meeting.

Munson thanked guests for attending.

With no further business to discuss, the meeting was adjourned at 8:21 p.m.

Monique Castillo
Assistant City Clerk